



Newbiggen Street, Thaxted, CM6 2QS

**CHEFFINS**

## Newbiggen Street

Thaxted,  
CM6 2QS

5 3 4

Guide Price £700,000

- Accommodation in excess of 2,200 sqft
- Central location, close to amenities
- Well-presented throughout
- Five double bedrooms, three shower rooms
- Annexe potential
- Double garage with workshop
- West facing rear garden

A substantial five bedroom home situated in a prominent position within the well-served town of Thaxted. The property offers extensive and well-presented living accommodation in excess of 2,200 sqft, together with a west facing rear garden, ample off-street parking and a double garage with a workshop and annexe potential.





## LOCATION

Thaxted is a medieval market town featuring many historic buildings, Guildhall and Church. There is a range of amenities provided locally including a variety of shops, restaurants and award winning cafe, weekly market as well as doctors and dentists surgeries, petrol station and full garage services. Thaxted has an excellent primary school with an outstanding Ofsted Report. The property is conveniently placed for commuters with access to the M11 on the outskirts of Bishops Stortford to the south and with mainline railway stations at Elsenham 7 miles to the west and Audley End and Bishops Stortford providing commuter services to London's Liverpool Street.

## GROUND FLOOR

### ENTRANCE PORCH

5'10" x 4'7" (1.79 x 1.4)

Entrance door, double doors to the entrance hall and door to:

### CLOAKROOM

Comprising ceramic wash basin with vanity cupboard beneath, low level WC and obscure double glazed window to the side aspect.

### ENTRANCE HALL

11'6" x 9'11" (3.5 x 3.03)

Doors to adjoining rooms and staircase rising to the first floor with understairs storage cupboard.

### KITCHEN/BREAKFAST ROOM

13'5" x 13'1" (4.08 x 3.99)

Recently refitted with a range of base and eye level units with polished concrete worktops, incorporating central island with breakfast bar, sink unit, five ring gas hob with extractor hood over, electric double oven, full height fridge and freezer, wine cooler and useful corner pantry cupboard. Double glazed window to the front aspect. Opening to:

### UTILITY ROOM

10'2" x 7'1" (3.1 x 2.16)

Fitted with base and eye level units, sink unit, space and plumbing for washing machine and tumble dryer, double glazed window to the side aspect and stable door opening to the side passage.

### STUDY

10'0" x 7'5" (3.04 x 2.25)

Double glazed window to the side aspect.

### SITTING ROOM

15'11" x 12'1" (4.86 x 3.68)

Double glazed window to the side aspect and double glazed French doors to the rear. Feature fireplace with wood burner.

### DINING ROOM

14'6" x 11'4" (4.41 x 3.45)

Double glazed window to the side aspect.

## SUN ROOM

11'2" x 9'1" (3.4 x 2.77)

Double glazed windows to the rear and side aspects.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms, built-in airing cupboard, triple glazed window to the front aspect and staircase rising to the second floor.

### MASTER BEDROOM

13'1" x 11'10" (4 x 3.6)

Double glazed window to the rear aspect, fitted wardrobes and door to:

### EN SUITE SHOWER ROOM

L-shaped (L-shaped)

Comprising corner shower enclosure, low level WC, ceramic wash basin with vanity cupboard beneath and heated towel rail.

### BEDROOM 2

14'4" x 11'10" (4.37 x 3.6)

Double glazed window to the rear aspect and door to:

### EN SUITE SHOWER ROOM

9'9" x 6'7" (2.96 x 2)

Comprising shower enclosure with dual shower head, ceramic wash basin, low level WC, heated towel rail and obscure triple glazed window to the side aspect.

### SHOWER ROOM

9'3" x 5'11" (2.82 x 1.8)

Comprising shower enclosure with dual shower head, ceramic wash basin, low level WC and obscure double glazed window to the side aspect.

### BEDROOM 3

13'3" x 9'4" (4.04 x 2.84)

Triple glazed window to the front aspect.

## SECOND FLOOR

### LANDING.

Doors to adjoining rooms.

## BEDROOM 4

16'7" x 13'1" (5.05 x 4)

Velux window to the rear aspect and recess storage.

## BEDROOM 5

13'3" x 7'7" (4.05 x 2.31)

Double glazed window to the side aspect.

## OUTSIDE

The property enjoys a west facing rear garden with a raised, paved terrace area for al fresco entertaining and a pergola with built-in lighting. The rest of the garden is predominantly laid to lawn with mature beds bordering and a further paved terrace area. There is gated side access to the driveway and garage.

## DETACHED DOUBLE GARAGE

19'3" x 17'5" (5.88 x 5.31)

Power and lighting connected, large eaves storage space and door to:

## WORKSHOP

17'7" x 10'8" (5.35 x 3.25)

Double glazed window to the rear aspect, power and lighting connected. Door to WC comprising low level WC and wash basin.

## VIEWINGS

Strictly by appointment with the Agents.



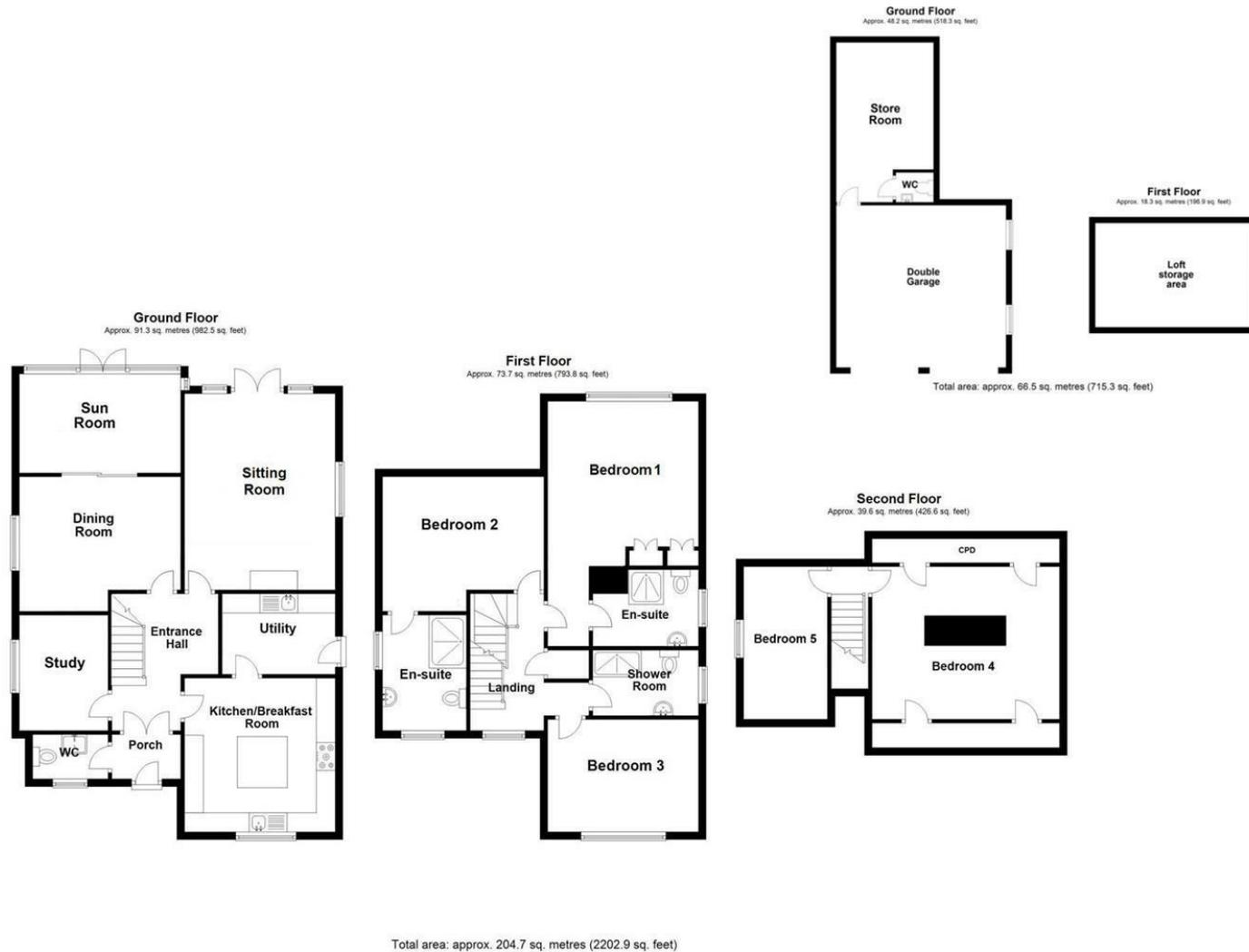


| Energy Efficiency Rating                           |                            |   |
|--|----------------------------|---|
|  | Current                    | Potential   |
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   | 72                         | 79  |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |



Guide Price £700,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - Uttlesford District Council





For more information on this property please refer to the [Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | [cheffins.co.uk](http://cheffins.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

